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Tree Survey & Management Report

Site:

45 Highgate West Hill
London
N6 6DB

Client:

Mr Timothy Rowe
45 Highgate West Hill
London
N6 6DB

Date of Report:

6th October 2020

Date Reference:

AR/MF/0143/20

Report Prepared by:

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1.0 Introduction

1.1 This report has been commissioned by Mr Timothy Rowe of 45 Highgate West Hill, London, N6 6DB to survey and provide recommendations and a management plan for 6 x trees (T1-T6) within the front and the rear of the property - 45 Highgate West Hill.

1.2 A site visit was made on 18th September 2020 to survey and assess the trees. The weather at the time of inspection was warm and bright with trees in full canopy cover/ late growing seasons growth.

1.3 The details of the subject trees are set out in the tree survey table in Appendix A. The trees were surveyed on the date and time shown above and the tree survey assessment information for the trees describing size, condition and surroundings is found in this appendix.

1.4 The trees surveyed are shown in a site plan, Appendix B, and this corresponds to the tree survey results table, Appendix A.

1.5 Photographs of the trees can also be found in Appendix C.

1.6 This report and the opinions within it have been produced without prejudice by Marcus Foster; a qualified arboriculturist and professional member of the Arboricultural Association (MArborA) holding a National Diploma in Arboriculture, and the Arboricultural Association's Technicians Certificate as well as the Professional Tree Inspection Certificate (LANTRA). Marcus Foster also holds a degree in History and Society (University of Exeter). Work experience within the industry includes work as a Contracts Manager for an Arboricultural Association Approved Company, a Local Authority Tree Preservation Officer and an independent Arboricultural Consultant with over 20 years experience.

2.0 Survey Details and Scope

2.1 The site survey for the purposes of this report includes 6 x trees (T1-T6) as shown in the survey, Appendix A, and also highlighted on the site plan, Appendix B.

2.2 The trees have been surveyed from ground level. The height of the trees have been estimated and the diameter of the trunks measured using a diameter tape.

2.3 The following information was recorded for the tree and is shown in the Tree Schedule included in Appendix A - refer to full tree schedule key:

- Number: an identity number which cross references locations shown on the plan in Appendix A with the schedule in Appendix B.
- Species: listed by common names
- Tree Height: approximate height in metres
- Tree Spread: approximate height in metres
- Stem diameter: measured in millimetres (mm) and taken at 1.5m above ground level
- Age Class: Y (young); EM (early-mature); M (mature); OM (over-mature)
- Physiological Condition: G (good); F (fair); P (poor); D (dead)
- Structural Condition: G (good); F (fair); P (poor); D (dead)
- General Comments: Specific comments relating to each tree
- Management recommendations
- Work Priority Ratings
- Inspection Frequency

2.4 The information contained within the report reflects the condition of the specimens examined at the time of the inspection. As the inspection was only visual no guarantee can be given concerning the condition of the wood at present in any of the trees inspected and furthermore that no future problems or deficiencies may arise.

2.5 Information recorded in the tree survey is expanded in the report findings and a management programme specified in the recommended schedule of works has been included.

3.0 Survey Limitations

3.1 No soil excavation or root inspection has been carried out.

3.2 This report only considers conditions at the time of inspection and is a visual inspection.

3.3 No internal decay devices/ invasive tools were used during this site survey.

3.4 Soil conditions have been researched but have not been physically investigated.

3.5 This report is primarily a hazard assessment survey and further investigations may be required in order to reach firm conclusions and/or recommendations for action.

3.6 It should be noted that trees are dynamic organisms and are subject to environmental change / alterations further to site condition changes.

4.0 Tree Survey Findings

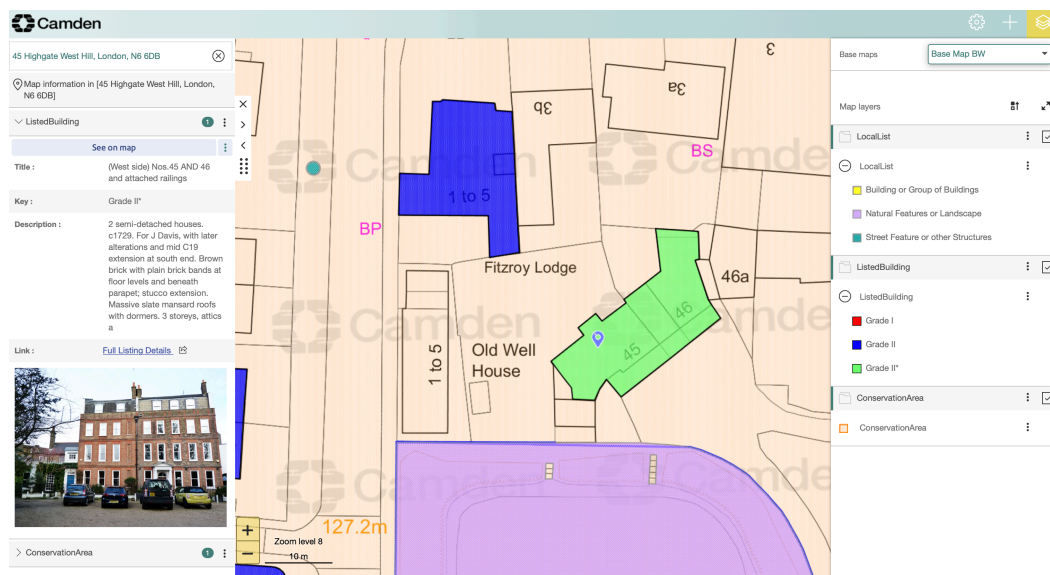
Site Overview

4.1 The trees included within this report has been surveyed in relation to their overall health and structural condition in order to provide a management plan.

4.2 The property is a Grade II listed property within the London Borough of Camden . The status of the trees within this site has been checked for Conservation Area status and the trees are protected by virtue of location within the following:

Highgate Village Conservation Area:
London Borough of Camden

4.3 Local Authority planning searches highlight the following:



Extract from <https://ssa.camden.gov.uk/connect/analyst/mobile/#/main?mapcfg=CamdenConservation&lang=en-gb>

4.4 Tree Preservation Order (TPO) statutory checks have not been applied to the site for the purposes of this report as the trees are protected by virtue of Conservation Area status.

4.5 The trees surveyed are closely sited to the neighbouring properties as follows:

Western Boundary with 1-5 Old Well House
Tree T1
Northern Boundary with 1 to 5 Fitzroy Lodge
Trees T2, T3 & T4

Tree Survey Summary

4.6 A works schedule is included within the 'Recommendations' section of the Tree Survey: Appendix A. This highlights all works, recommended to be carried out as (and summarised within Appendix A and Section 5) below with the categories requiring action highlighted with trees applicable:

<u>U (Urgent)</u> Immediately / Make safe within 24 hours	N/A
<u>VH (Very High)</u> Within 5 Days* *Also appropriate where significant site constraints / infrastructure organisation exists to enable implementation	N/A
<u>H (High)</u> Within 30 Days (subject to Local Authority consents*)	N/A
<u>M (Moderate)</u> Within 90 Days	T1 - T6
<u>L (Low)</u> Within 2 years and / or when budget allows for implementation	N/A

Additional Tree Survey Notes

4.7 Tree T1 a mature Sycamore tree is proposed for crown reduction works in line with good arboricultural practice for the following reasons:

- very close proximity to boundary wall (0.7m distance)
- close proximity to neighbouring Old Wells House to west
- Upper crown growing directly against eastern elevation of Old Wells House and also over building line by up to 3.5m

4.8 The limited management of the tree historically (in relation to crown reduction works) has resulted in the development of over-extended growth over Old Wells House and very close proximity of a mature crown to the neighbouring property. Remedial works as recommended shall provide a compact crown without over-extended form as currently exists.

4.9 Tree T2 a mature Lime tree is proposed for crown reduction works in line with good arboricultural practice for the following reasons:

- very close proximity to boundary wall (0.4m distance)
- close proximity to neighbouring southern elevation of Fitzroy Lodge to the north
- crown growing against southern elevation of Fitzroy Lodge and also over building line by up to 4.0m
- lapsed crown reduction works last carried out 3-5 years ago

4.8 The proposed works shall provide management of this tree as previously cyclically managed. Remedial works as recommended shall provide a compact crown which shall with regenerative growth retain an even and flowing canopy outline.

Mitigation for tree removal

4.9 The tree removal is of ornamental understory trees only. In the case of tree T6, the cherry is largely dead. Where removal is recommended for trees T2-T6 a replacement strategy shall be implemented to include the following tree species

Pyrus calleryana 'Chanticleer' x 3
Amelanchier arborea 'Robin Hill' x 1

4.10 The species proposed offer the following key attributes:

- good biodiversity attributes
- climate change resilience
- pest and disease resilience
- good ornamental value

4.11 All tree planting shall be undertaken in accordance with BS8545:2014 and implemented with a watering management programme for the first 3 years post planting.

Summary

4.12 The trees surveyed within the property are generally in fair to good condition with the recommendations of works as follows

- Over-extended form of tree T1 within close proximity of property to west - Old Wells House - to be managed with crown reduction works
- Lapsed management of tree T2; cyclical pruning to be undertaken within specified tree works
- Tree removal of ornamental and poor quality tree T6 with replacement strategy implemented

4.13 The recommended management plan as included within *Section 5* is for remedial works only with priority ratings recommended as shown within the survey schedule.

5.0 Tree Works Schedule

5.1 Any tree work should be carried out to BS 3998; 2010 Recommendations for Tree Work. Permissions from the Local Authority, are applicable as tree protection applies by virtue of location within a Conservation Area

TREE WORKS SCHEDULE 45 Highgate West Hill, London, N6 6DB			
Tree No.	Common Name	Priority Rating	Tree Works
T1	Sycamore	Moderate	Crown reduce height by 4m branch lengths and spread by branch lengths of 3m - 3.5m to balance and reduce over-extended form over neighbouring property and retain even and lowing canopy outline Prune any remaining growth growing towards neighbouring property to ensure 2.5m clearance
T2	Lime	Moderate	Crown reduce height by branch lengths of up to 4m - 4.5m Crown reduce spread by branch lengths of up to 3m - 3.5m to give even and flowing canopy outline by retaining soft furnishing growth Remove all epicormic growth to 5m height Remove any remaining major deadwood
T3	Hawthorn	Moderate	Fell to ground level Provide replacement planting: 1 x Pyrus calleryana 'Chanticleer' (14-16cm girth heavy standard)
T4	Purple plum	Moderate	Fell to ground level Provide replacement planting: 1 x Pyrus calleryana 'Chanticleer' (14-16cm girth heavy standard)
T5	Himalayan birch	Moderate	Fell to ground level Provide replacement planting: 1 x Amelanchier arboreal 'Robin Hill' (14-16cm girth heavy standard)
T6	Cherry	Moderate	Fell to ground level Provide replacement planting at rear of property: 1 x Pyrus calleryana 'Chanticleer' (14-16cm girth heavy standard)

NOTE: Wildlife & Habitat Protection Guidelines

The tree work specifications included within this report do not provide an exemption from the requirements to comply with the Wildlife and Countryside Act 1981, the Habitats Regulations 1994 and the Countryside and Rights of Way Act 2000, or any acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests, whilst being built or in use. It must be noted that failure to comply with the Acts may result in a criminal prosecution.

Appendices

Appendix A: Tree Schedule

Key to Tree Schedule

	Number:
Identity number which cross reference locations shown on the plan in Appendix A with the schedule in Appendix B also	
	Species:
Listed by Latin name and / or common names as deemed appropriate	
	Tree Height:
Height in metres	
	Tree Spread:
Height in metres	
	Stem diameter:
Measured in millimetres (mm) and taken at 1.5m above ground level	
	Age Class:
Y (young)	
Recently planted or established tree - less than 150mm diameter	
SM (semi-mature)	
Established tree but with significant growth to reach optimum size and form	
EM (early-mature)	
A tree at maturity but with potential for increased girth and spread which will continue to develop size and form	
M (mature)	
A mature specimen within final third of lifespan; limited increase in size and/or development of form	
OM (over-mature)	
A declining tree within latter stages of lifespan. Increased frequency within crown of structural defects and/or lower vigour are likely	
V (Veteran)	
A tree of significant physical, biological, cultural or aesthetic value which has lived beyond the typical lifespan relative to species. Structural defects are likely a prominent feature and require appropriate management in relation to the importance of the tree	
Dead	
The tree is dead and cannot be categorised within any of the above	
	Physiological Condition:
G (good)	
-	Generally in good health and condition - relative to species - and requiring no remedial action
-	Minor deadwood may be evident although extent relative to species
-	Leaf size, extension growth and crown density normal for species
	F (fair)
-	Tree is showing signs of stress including, although not exhaustive of - lowered crown density, excessive deadwood, excessive epicormic growth, selective dieback, pests and diseases, abnormal leaf size / extension growth
-	The condition may be alleviated with remedial works / plant health care although these works should not be prioritised in relation to health and safety
	P (poor)
-	Tree is showing signs of significant physiological decline including overall crown dieback, stag headed form, very poor crown density, limited extension growth, bud burst and decline thereafter, pest infestation
-	Remedial work is unlikely to provide improvement in physiological condition
	D (dead)
-	The tree is no longer alive with no physiological attributes evident
	Structural condition:
G (good)	
-	Few minor defects with overall good structural condition
-	Showing no adverse risk of failure/s
	F (fair)
-	A tree which has a structural defect (major in early / semi maturity or developing stages of life and minor in full maturity) which requires remedial action
-	Structural defects could include significant compression forks, co-dominant stems, major deadwood, poor previous pruning, storm damage, limb failure, cavities, decay
-	Tree may repair via self optimisation which could be dependant on species / age of tree. Or remedial tree works specified for management of defect
	P (poor)
-	Tree's structural integrity compromised from poor structural condition
-	Major structural defects may include decay, cavity, fungal fruiting bodies, significant dead wood, hanging limbs, major storm damage, excessive and significant pruning wounds
	D (dead)
Tree is dead	
Comments & Observations	
Further to inspection comments which relate to both the physiological and structural condition of the tree and any important site factors also	
Management recommendations	
Tree Works Specification in accordance with BS3998:2010 and where appropriate BS8545:2014	
	Work Priority Rating:
U (Urgent)	
Immediately / Make safe within 24 hours	
VH (Very High)	
Within 5 Days	
Also appropriate where significant site constraints / infrastructure organisation exists to enable implementation, including 5 day notice	
H (High)	
Within 30 Days	
M (Moderate)	
Within 90 Days	
L (Low)	
Within 3 years and / or when budget allows for implementation	
May refer to works related to aesthetics of the tree where deemed appropriate / previously implemented	
	Inspection Frequency
U (Urgent)	
Carry out as soon as possible - likely for an aerial inspector	
VH (Very High)	
Within 30 days	
H (High)	
Within 6 months	
M (Moderate)	
Annually	
L (Low)	
Every 3 years	

MARCUS FOSTER ARBORICULTURAL DESIGN & CONSULTANCY - TREE SURVEY SCHEDULE

Survey Site: 45 Highgate West Hill London, N6

Survey Date: 18.09.20

Tree No.	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)	Age Class	Physiological Condition	Structural Condition	Comments	Recommendations	NHBC Category Rating	Work Priority Rating	Inspection Frequency
T1	Sycamore	16	560	9	EM	G	G	Even sounding with sound mallet at base - tree growing 0.7m from boundary wall to west. Initial straight stem with main stem leaning to north from 1.5m height to crown break at 6-8m. Main lateral removed at 2m height to south - occluded with reaction growth; previous crown lifting wounds generally occluded. 3 main leaders dominant to west. Historically thinned and selectively reduced. Crown dominant to north and west due to prominence of Lime tree to east	Crown reduce height by 4m branch lengths and spread by branch lengths of 3m - 3.5m to balance and reduce over-extended form over neighbouring property and retain even and lowing canopy outline Prune any remaining growth growing towards neighbouring property to ensure 2.5m clearance	M	M	M
T2	Lime	18	740	10	M	F	G	Even sounding with sound mallet at base - tree growing 0.4m from boundary wall to north. Good root flare at base, less accentuated to the north / west. Straight main stem to 3.5m height where previous stem removed to north west - likely cavity with reaction growth. Main union at 4.5m height with some bark distortion and included bark to west. Co-dominant stems develop from 4.5m with nw stem growing 0.4m from boundary wall of infill extension. South east stem is growing over boundary line. Historically reduced with works last carried out 3-5 years ago; lapsed. Selective major deadwood, notably in upper crown to north (15 & 17m height) and west (12m height)	Crown reduce height by branch lengths of up to 4m - 4.5m Crown reduce spread by branch lengths of up to 3m - 3.5m to give even and flowing canopy outline by retaining soft furnishing growth Remove all epicormic growth to 5m height Remove any remaining major deadwood	M	M	M
T3	Hawthorn	5	140	4	SM	G	F	Leaning to south west; suppressed. Ornamental form	Fell to ground level Provide replacement planting: 1 x Pyrus calleryana 'Chanticleer' (14-16cm girth heavy standard)	L	M	/
T4	Purple plum	8	280	5	EM	G	G	Leaning to south; suppressed beneath adjacent Lime (T2). Mainly ornamental form	Fell to ground level Provide replacement planting: 1 x Pyrus calleryana 'Chanticleer' (14-16cm girth heavy standard)	L	M	/
T5	Himalayan birch	10	190	4	SM	G	G	1 of 3 x trees planted within past 10-12 years; ornamental form, columnar	Fell to ground level Provide replacement planting: 1 x Amelanchier arboreal 'Robin Hill' (14-16cm girth heavy standard)	L	M	/
T6	Cherry	7	200	4	SM	P	P	Tree is largely dead; overhanging driveway	Fell to ground level Provide replacement planting at rear of property: 1 x Pyrus calleryana 'Chanticleer' (14-16cm girth heavy standard)	L	M	/

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Prepared: October 2020

Appendix B

Tree Survey Site Plan

Drawing Reference - T001

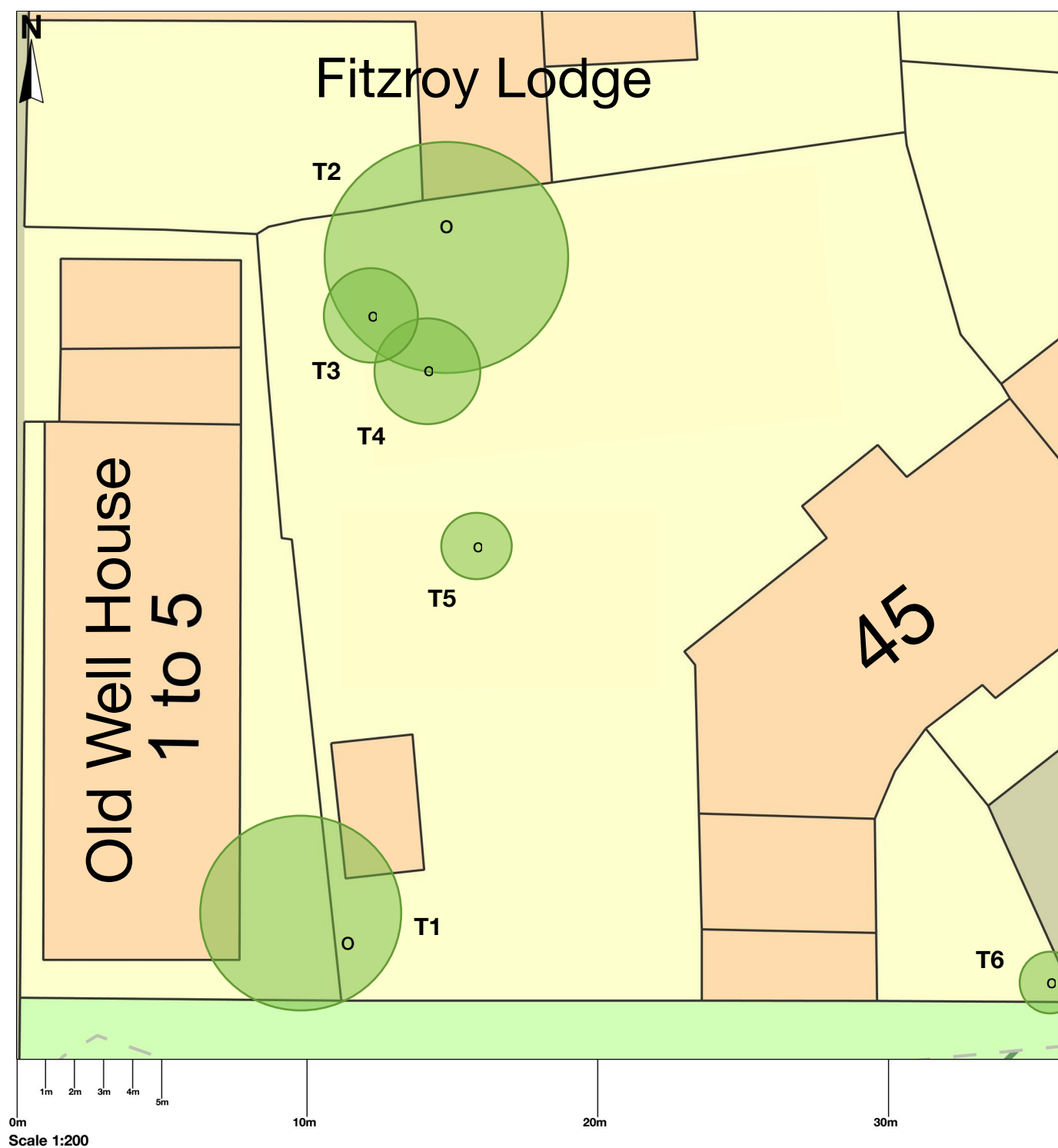
45 Highgate West Hill,
London, N6 6DB

TREE SURVEY SITE PLAN

SITE: 45 Highgate West Hill, London, N6 6DB

DATE: October 20

DWG REF: T001



SCALE: 1:200 @ A4 - stump locations indicative / not GIS plotted
PREPARED BY M F

Appendix C: **Site Photographs**

Taken by M Foster
18th September 2020 (PM)

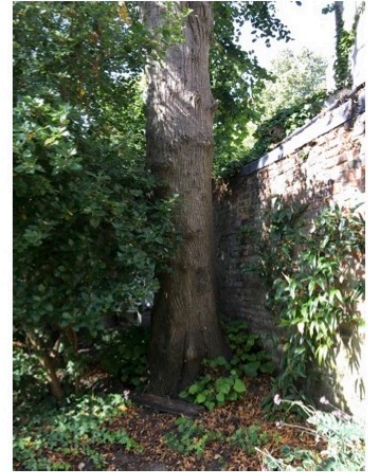
45 Highgate West Hill,
London, N6 6DB



Lime tree, T2 as viewed in a north westerly direction showing close proximity to southern elevation of neighbouring property



Included bark to west of main stem at 3.5-4.5m height - also showing area where western secondary leader has been previously removed



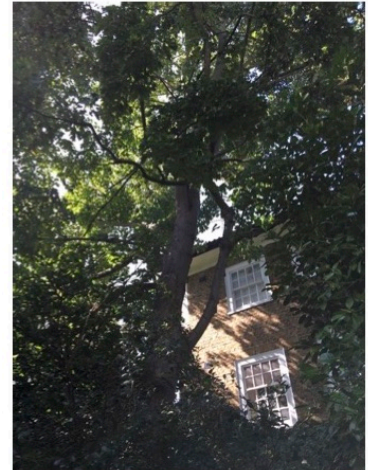
Base of tree T1 as viewed in a westerly direction showing 0.7m distance from neighbouring property



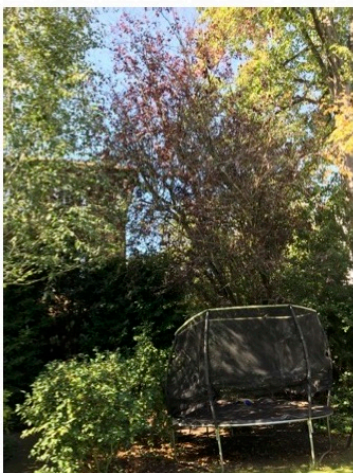
Sycamore tree T1 as viewed vertically in a westerly direction showing over-extended form to west



Base of Sycamore tree, T1 growing within south west corner of garden



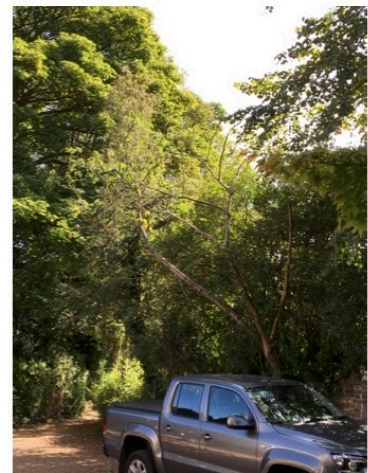
Sycamore tree T1 as viewed in a westerly direction showing over-extended form to west showing dense form



Trees T3 & T4 as viewed in a westerly direction showing ornamental form beneath canopy of tree T2



Himalayan birch tree T5 (tree growing furthest to east) to as viewed in a south westerly direction



Tree T6 at front of property, largely dead and overhanging driveway

Appendix D: **References**

1. Principles of Tree Hazard Assessment and Management, Lonsdale, D. (Department for Transport, Local Government and the Regions, 1999)
2. The Body Language of Trees, Mattheck, C. and Breloer, H. (HMSO, 1994)
3. Trees in Britain, Philips, R. (Pan Books, 1978).
4. Diagnosis of Ill Health in Trees, Strouts, R. and Winter, (TSO, 1994)
5. Bats & Trees, D. Jackson (Bat Conservation Trust, 2015)
6. BS5837: British Standard: Trees in relation to construction - Recommendations, British Standard (2012)